LOT 38
IN OR 767/1661
LAKEWOOD #5 PB 5/380

HERITAGE CHARLES W & DOROTHY B
2143 CANTERBURY LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-143C-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

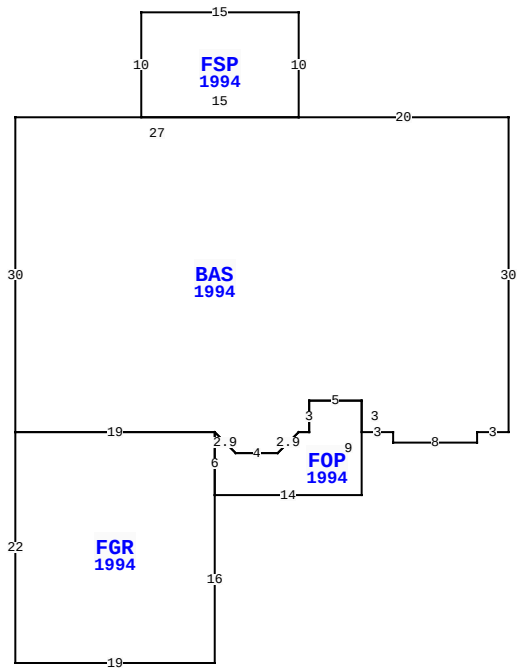
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,415	100	1,415	180,185
FGR	418	55	230	29,288
FOP	87	30	26	3,311
FSP	150	40	60	7,640
TOTALS	2,070		1,731	220,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,731	118.8000	148.50	257,054	1994	1994	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 1997 Heated Area: 1415 HX Base Yr 1997



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	03/14/2024 MLU
AG DATE	

2143 CANTERBURY LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		220,424
TOTAL MARKET OB/XF VALUE		2,691
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		398,115
SOH/AGL Deduction		258,366
ASSESSED VALUE		139,749
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		84,749
TOTAL JUST VALUE		398,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120561	H/AC	2,500	04/04/2012
20060665	REMODEL	1,000	04/01/2006
B0003608	REPAIR/RRF	6,000	08/01/2000
8386	NEW CONSTR	50,610	06/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0767/1661	8/07/1996	WD	Q	I		110,900
GRANTOR: KOPSON JOSEPH C & CHA						
GRANTEE: HERITAGE CHARLES W						
0753/1202	3/08/1996	WD	U	I	01	100
GRANTOR: KOPSON JOSEPH C & EDN						
GRANTEE: KOPSON JOSEPH C & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W20 FSP=[YR=1994] N10 W15 S10 E15 $ W27 S30 FGR=[YR=1994] S22 E19 N16 FOP=[YR=1994] E14 N9 W5 S3 W1 L2 D2 W4 U2 L2 S6$ N6 W19$ E19 R2 D2 E4 U2 R2 E1 N3 E5 S3 E3 S1 E8 N1 E3 N30 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	39	16	641.00	SF	5.20	5.20	100	1994	1994	3	68	2,267	
2	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	1994	1994	3	68	424	

LAND DESCRIPTION

TOTAL OB/XF 2,691

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS